

2004 APR Summary
Supervisor District

SULLY

APR Num	Supervisor District (Primary)	Amendment Status	Tax Map#	Address	General Location	Acres	Plan Area	Planning Dist	Sector	Special Area	Current Plan	Proposed Change
04-II-2F	SULLY	Active	NA	NA	Hunter Mill Rd corridor between Chain Bridge Rd and Lawyers Rd.	0.00	II	FAIRFAX	FOX LAKE (F4)		Heritage Resources: There are known and potential heritage resources located along the 7.2 mile length of Hunter Mill Rd.	Add text recognizing Hunter Mill Rd as a Virginia Byway and as eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places.
04-III-1BR	SULLY	Active	65-1((1))15,16	6504,6508 OLD CENTREVILLE RD	W of Old Centreville Rd, N of Centre Ridge Park	3.00	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (Land Unit D-9)	Residential 1-2 du/ac	Residential 2-3 du/ac
04-III-3BR	SULLY	Active	65-2((1))17;65-2((2))2	Address Not assigned for : 65-2((1))17 ; 6205 CENTREVILLE RD	Bounded by New Braddock Rd, Centerville Rd and Old Centerville Rd	1.33	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (C-8)	Office up to .20 FAR	Baseline: Private Open Space; Option: residential 5-8 du/ac.
04-III-4BR	SULLY	Active	65-1((10))8-10	Address Not assigned for : 65-1((10))8 ; 6200,6200 MULTIPLEX DR	Bounded by Machen Rd, Centerwood Dr, Multiplex Dr, and Sweetwater Ln	4.80	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (D-2)	Residential 16-20 du/ac at base level. Option south of Machen Rd: retail and office uses with conditions.	Add a condition regarding access for parcels 65-1((10))8-10 to Multiplex Dr
04-III-5BR	SULLY	Withdrawn	54-3((1))2	14227 ST GERMAIN DR	Located south of Saint Germain Dr and west of Machen Rd	8.53	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (D-5)	Residential use at 16-20 du/ac.	Mixed use up to 3.0 FAR comprising of 10-30% retail use, and 70-90% multi-family residential use at 30-40 du/ac.

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04-III-6BR	SULLY	Deferred	54-4((1))26A,28A,28B,30,30A,31,32,34,35A,36,46,46A,46B,47A,48-50,51A,53,55-57;54-4((2))A1,B1,124,125,126A;54-4((4))1;54-4((7))1-16	13814,13826,13846,13848,13900,13916,13922,13928,14048 LEE HY ; Address Not assigned for : 54-4((1))28A,46B;54-4((2))A1 ; 13910,13911,13915,13916,13919,13923,13924,13927,13933 BRADDOCK RD ; 5715,5709 MT GILEAD RD ; 5628,5632,5636,5652 PICKWICK RD ; 5701,5703,5705,5707,5709,5711,5713,5715,5717,5719,5721,5723,5725,5727,5729,5731 CENTRE SQUARE DR ; 13800 LELAND RD	Bounded by Lee Hy, Pickwick Rd, and Sully Rd	34.56	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (B4, B5)	Land Unit B-4 portion: residential 2-3 du/ac. Land Unit B-5 portion: neighborhood serving retail and office at 0.25 FAR	Change B5 land unit boundary to include nominated portion of Land Unit B-4; add option to Land Unit B-5 for retail town center up to 1.0 FAR with conditions.
04-III-7BR	SULLY	Active	54-4((2))2-7,8A,9A,10-14,49-57	13638,13700,13708,13716 LELAND RD ; 5416,5417,5424,5425,5432,5433,5440,5441,5448,5449,5500,5501,5508,5509,5516,5524,5525,5532 SUMMIT ST	Parcels on both sides of Summit St	35.06	III	BULL RUN	CENTREVILLE (BR6)	CENTERVILLE SUBURBAN CENTER (Centerville Farms-Land Unit F)	Base: Residential 1-2 du/ac; Redevelopment Option: same as base	Change redevelopment option to residential 5-8 du/ac with substantial consolidation.
04-III-8BR	SULLY	Active	NA	NA	Portion of sector BR2 planned residential .1 - .2 du/ac W of Cub Run; sector BR3 W of Cub Run and S of Braddock Rd; sector BR5 W of Cub Run	0.00	III	BULL RUN	UPPER CUB RUN (BR2) , FLATLICK (BR3) , STONE BRIDGE (BR5)		Residential .1-.2 du/ac for western part of sector	Add text to recognize the relatively dark character of sky west of Cub Run and encourage light pollution prevention
04-III-9BR	SULLY	Active	NA	NA	Pleasant Valley Rd corridor between Lee Hy and Blue Spring Dr.	0.00	III	BULL RUN	UPPER CUB RUN (BR2) , FLATLICK (BR3) , STONE BRIDGE (BR5)		No specific text for the Pleasant Valley Rd corridor.	Add text to recognize that the Pleasant Valley Rd corridor has been designated a Virginia Byway. Encourage protection of scenic, historic and environmental resources
04-III-10BR	SULLY	Active	NA	NA	Bull Run Post Office Rd corridor from Compton Rd to the Loudoun County line.	0.00	III	BULL RUN	STONE BRIDGE (BR5)		Residential .1-.2 du/ac	Add text regarding exterior lighting, impervious parking surfaces, temporary sanitation facilities, and review of special exception and special permit uses along the Bull Run Post Office Rd corridor.

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04-III-11BR	SULLY	Deferred	54-4((1))24B,25A,31,36,37,38A,40,41,43-46;54-4((24))A,B,1-9,18-22	5649,5701,5714,5715,5718 MT GILEAD RD ; 13910,13930,13933,13937,13940,13941 BRADDOCK RD ; Address Not assigned for : 54-4((1))24B;54-4((24))A,B ; 5633,5635,5637 MOUNT GILEAD RD ; 5620,5622,5624,5626,5628,5630 WHARTON LA ; 13919,13921,13923,13925,13927 GENERAL JOHNSTON PL	N/A	24.29	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (?)	?	?
04-III-12BR	SULLY	Deferred	54-4((1))8,26A,28A,28B,30,30A,31,32,34,35A,36,37,44-46,46A,46B,47A,48-50,51A,53,55-57;54-4((2))A1,B1,123-125,126A;54-4((4))1;54-4((7))1-16	13800 LELAND RD ; Address Not assigned for : 54-4((1))28A,46B;54-4((2))A1 ; 5624,5628,5632,5636,5652 PICKWICK RD ; 13910,13911,13915,13916,13919,13923,13924,13927,13933,13937,13941,13945 BRADDOCK RD ; 13814,13826,13846,13848,13900,13916,13922,13928,14048 LEE HY ; 5701,5709,5715 MT GILEAD RD ; 5701,5703,5705,5707,5709,5711,5713,5715,5717,5719,5721,5723,5725,5727,5729,5731 CENTRE SQUARE DR	The commercial area in the northeast quadrant of intersection of Rt. 28 and Rt. 29	37.55	III	BULL RUN	CENTREVILLE (BR6)	CENTREVILLE SUBURBAN CENTER (Land Unit B-5)	Retail and office uses up to .25; option for motel or bed and breakfast near historic district	Proposes text to increase requirements for compatability of development in B5 with the historic district adjacent in B2; recommends a "town center" that preserves the historic resources in B5; suggests expansion of the historic overlay district into part of B5
04-III-1DS	SULLY	Active	34-3((1))30A,30B,32	Address Not assigned for : 34-3((1))30A,30B,32	SE quadrant of intersection of Lee Rd and Penrose Pl	19.28	III	BULL RUN	UPPER CUB RUN (BR2) , FLATLICK (BR3)	DULLES SUBURBAN CENTER (Land Unit I)	Industrial/ industrial/flex up to .35 FAR. Option: hotel and/or mix of office & industrial/flex.	S of Penrose Place and N of Schneider Branch: mix of uses up to .30 FAR, office/educational use (27%), retail/restarurants/recreation/services (73%)
04-III-4DS	HUNTER MILL	Active	24-2((1))2-4	Address Not assigned for : 24-2((1))2,4 ; 13717 FRYING PAN RD	SE of intersection of Frying Pan Rd and Sunrise Valley Dr and N of the confluence of Horsepen Run and Frying Pan Branch.	7.35	III	UPPER POTOMAC	SULLY (UP6)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (Land Unit D-1)	Office up to .15 FAR with options up to .35 FAR with conditions.	Add option for residential 5-8 du/ac, subject to multiplier for elderly housing.

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04-III-5DS	HUNTER MILL	Active	24-2((1))1,10	13801,13713 FRYING PAN RD	SW of the intersection of Frying Pan Rd and Sunrise Valley Dr, E of Rt 28.	67.12	III	UPPER POTOMAC	SULLY (UP6)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (Land Unit D-1)	Office up to .15 FAR with options up to .35 FAR with conditions.	Add two options for mixed uses, including office, hotel, retail and residential, up to .45 FAR with conditions.
04-III-6DS	SULLY	Active	24-4((1))6B,6C,6D,60,6F	Address Not assigned for : 24-4((1))6C,6D,60,6F ; 13600 EDS DR	Bounded by Wall Rd, Rt 28, EDS Dr, Centerville Rd	161.24	III	UPPER POTOMAC	SULLY (UP6)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (D-3)	Office use between 0.50 to 1.0 FAR. Option: hotel, conference center if integrated with existing office uses. Option: multifamily residential limited to transient use by employees of corporations within the land unit.	Office or mixed use up to 1.0 FAR with 50% office, 45% residential and 5% retail.
04-III-7DS	SULLY	Active	23-4((1))1;33-2((1))1,2,2A,3,4,5B,5D,5E,5F;33-2((2))7-9,9A,10,10A,10B,11,11B,12,13,13A,13C,14,14A,15,15A,15B,15C,16,16A,17,18,18A,19,20,20A,20B,20C,20D,20E,21;34-1((2))11A,13B	14800,14908,14916 THOMPSON RD ; 15001 ADKINS RD ; 3700,3720,3722,3727,3800,3801,3804 GLORUS RD ; 3700,3701,3730,3800,3812,3832 BARNEY RD ; 14800,14801,14834,14840,14843,14847,14900,14901,14905,14909,14912,14913 MURDOCK ST ; 3612,3720,3724,3730,3920 STONECROFT BV ; 3900 WILLARD RD ; Address Not assigned for : 33-2((1))1,2A,5B,5D;33-2((2))11,11B ; 15100,15110,15200 LEE JACKSN MEMRL HY	Bounded by Stonecroft Blvd, Rt 50, Loudon County border, and Dulles International Airport	268.86	III	BULL RUN	UPPER CUB RUN (BR2)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (F1)	Office and industrial/flex up to .35 FAR with conditions. Options: hotel, conference center, restaurant, cultural facilities, retail use up to .35 FAR with conditions.	Delete Land Use Recommendation # 3 (retail option) and Transportation Recommendations #2 and #3 (primary access to Dulles Airport and to the Air and Space Museum).
04-III-8DS	SULLY	Active	44-3((1))15	Address Not assigned for : 44-3((1))15	Bounded by Stone Croft Blvd, Rt 28, and Lee Rd	50.99	III	BULL RUN	FLATLICK (BR3)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (Land Unit J)	Base use: Office, conference center/hotel, industrial/flex and industrial use at avg .50 FAR except as noted in Rec# 5 and 6. Mixed Use Focal Point in vicinity of intersection of Stonecroft Blvd. & Westfields Blvd.: Option A -- Mix of office, retail and hotel up to 1.0 FAR with conditions; high-density residential under certain conditions.	Modify base use to add residential and retail uses: mix of office/industrial flex/conference center (50%); residential -- approx. 350 units (30%); and retail (20%)

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04-III-9DS	SULLY	Active	43-4((6))27,37A	Address Not assigned for : 43-4((6))27,37A	Vicinity of Braddock Rd, Parkstone Dr, Conference Center Dr	19.12	III	BULL RUN	FLATLICK (BR3)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (Land Unit J)	Office, conference center/hotel, industrial/flex and industrial uses up to .50 FAR except as noted in Rec # 5, 6.	Add option for multifamily residential at 30 to 40 du/ac.
04-III-10DS	SULLY	Withdrawn	44-1((1))1,1E	Address Not assigned for : 44-1((1))1,1E	NW quadrant of Rt 28/Willard Rd intersection.	39.20	III	BULL RUN	FLATLICK (BR3)	DULLES (ROUTE 28 CORRIDOR) SUBURBAN CENTER (Land Unit I)	Industrial and industrial/flex up to .35 FAR. Option: hotel and/or mix of office and industria/flex up to .35 FAR	Add retail component to option for mixed use with office/industrial/industrial flex (50%); retail (30-40%); and hotel (30-40%) up to .35 FAR.
04-III-1FC	SULLY	Active	46-1((22))J;46-3((1))15	Address Not assigned for : 46-1((22))J ; 12217 OX HILL RD	NW corner of Rt. 50 & Fair Ridge Dr	35.53	III	UPPER POTOMAC	LEE-JACKSON (UP8)	FAIRFAX CENTER SUBURBAN CENTER (Land Unit A-5)	Baseline: residential 2 du/ac; Intermediate: office .07 FAR; Overlay: office .15 FAR. Option: hotel use .15 FAR with conditions.	Overlay: office & retail .25 FAR
04-III-4FC	SULLY	Active	46-3((1))15	12217 OX HILL RD	N of Rt 50; W of Fair Ridge Dr; E of Christ Presbyterian Church; S of Ox Hill Rd	35.38	III	UPPER POTOMAC	LEE-JACKSON (UP8)	FAIRFAX CENTER SUBURBAN CENTER (Sub Unit A5)	Baseline: residential 2 du/ac; Intermediate: Office .07 FAR; Overlay office .15 FAR. Option: hotel use .15 FAR with conditions.	Add an option at the overlay level for mixed use: office/hotel (45%), retail (45%), residential (10%), up to .25 FAR; continued use of electrical substation and lines.
04-III-5FC	SULLY	Active	46-3((1))9,9A	12116,12114 LEE JACKSN MEMRL HY	NW quadrant of Rt 50 and West Ox Rd intersection.	1.66	III	UPPER POTOMAC	LEE-JACKSON (UP8)	FAIRFAX CENTER SUBURBAN CENTER (Sub-Unit A6)	Baseline: Residential 2 du/ac; Intermediate: Office .15 FAR; Overlay: Office .25 FAR	Add option for Public Facilities use for training facility and interim housing for trainees (30 single rooms) at .75 FAR
04-III-6FC	SULLY	Active	46-3((1))14C	Address Not assigned for : 46-3((1))14C	On Fair Ridge Dr. N of Rt. 50; W of public park; S of Ox Hill Rd	6.94	III	UPPER POTOMAC	LEE-JACKSON (UP8)	FAIRFAX CENTER SUBURBAN CENTER (Sub-unit A-6)	Baseline: residential 2 du/ac; Intermediate: office .15 FAR; Overlay: Office .25 FAR	Option at intermediate level for residential 8 du/ac

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04-III-3UP	SULLY	Active	45-2((1))1A	12908 LEE JACKSON MEM HY	N of Rt 50, S of Fairfax County Pkwy, E of Hyland Oaks subdivision.	30.56	III	UPPER POTOMAC	LEE-JACKSON (UP8)		Residential 2-3 du/ac	Residential 4-5 du/ac